

REPORT OF THE COMMITTEE ON ZONING AND HOUSING

Voting Members:

Kymberly Marcos Pine, Chair; Ikaika Anderson, Vice-Chair;
Brandon Elefante, Ann H. Kobayashi, Joey Manahan

Committee Meeting Held
April 6, 2017

Honorable Ron Menor
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Housing, to which was referred Bill 5 (2017) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT MOANALUA, OAHU, HAWAII,"

which passed Second Reading and was the subject of a Public Hearing held at the March 22, 2017 Council meeting, reports as follows:

The purpose of Bill 5 (2017) is to rezone approximately 1.39-acres of land situated at 3375 Salt Lake Boulevard, Honolulu, Oahu, Hawaii, from the F-1 Military and Federal Preservation District to the R-5 Residential District at the request of the Island Family Christian Church (the "Applicant") to update the property's zoning to reflect its change in ownership from Federal to private, and continue its existing use as a church.

Your Committee finds that the Planning Commission, after a public hearing held on the zone change request on December 7, 2016 at which no testimony was received, voted to recommend approval of the rezoning in concurrence with the recommendation of the Department of Planning and Permitting (DPP) in the Attachment to Departmental Communication 3 (2017).

Your Committee finds that at a public hearing held on March 22, 2017 by the City Council, no public testimony was received on the proposed rezoning.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON APR 26 2017

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Page 2

In Committee Report 97 (2017), which the Council adopted at its meeting on March 22, 2017, your Committee discussed the conditions recommended by the DPP to be included in a Unilateral Agreement for this rezoning, as set forth in the Attachment to Departmental Communication 3 (2017). Attached hereto is a proposed Unilateral Agreement (draft dated March 6, 2017) submitted by the Applicant. The proposed Unilateral Agreement reflects the foregoing.

At your Committee's meeting on April 6, 2017, no public testimony was received.

Your Committee finds that the conditions recommended by the DPP to be included in the Unilateral Agreement for this rezoning are in conformance with the criteria specified in Section 21-2.80 (b) and (c), Revised Ordinances of Honolulu 1990. In particular, your Committee finds that these conditions are necessary to prevent circumstances that may be adverse to public health, safety, and welfare and fulfill needs directly emanating from the proposed zone change.

Your Committee finds that the Department of Planning and Permitting and the Planning Commission have found that the rezoning proposed in this bill is consistent with the vision, policies, and guidelines set forth in the Primary Urban Center Development Plan established by Chapter 24, Article 2, Revised Ordinances of Honolulu 1990.

Your Committee further finds that, pursuant to Chapter 24, Article 2, Revised Ordinances of Honolulu 1990, responsible City and State Agencies have indicated that adequate public facilities and utilities for the proposed development will be available at the time of occupancy, or that conditions to ensure adequacy are otherwise sufficiently addressed.

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Page 3

Your Committee on Zoning and Housing is in accord with the intent and purpose of Bill 5 (2017), and recommends that, following the Applicant's recordation in the Bureau of Conveyances, and/or the Land Court, as is appropriate, of a Unilateral Agreement that conforms in all material respects to the proposed Unilateral Agreement attached hereto, the bill pass Third Reading. Pursuant to standard Council practice, the Clerk is directed to attach a copy of the executed and recorded Unilateral Agreement as Exhibit "B" to the bill after transmission of the copy to the Council by the Department of the Corporation Counsel. (Ayes: Pine, Anderson, Kobayashi, Manahan – 4; Noes: None; Excused: Elefante – 1.)

Respectfully submitted,


Committee Chair

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